

Retail | Eateries | Pubs | Leisure | Care | Hotels



Takeaway / Café

4 Waterloo Street, Newcastle upon Tyne NE1 4DF

- Fully Equipped Takeaway
- 3:00 AM Delivery Licence
- Circa 20 Covers
- New Flexible Lease Available
- Rent £15,000 per annum
- Former Chinese / Fish & Chips
- Midnight Trading Licence
- City Centre Location
- Multi Storey Parking Opposite
- Suitable for a Variety of Cuisines

Price: £5,000 Leasehold

BUSINESS FOR SALE

Location

The unit is located opposite the City Quadrant a stunning landmark mixed use development situated at the western entrance to Newcastle City Centre within 150m of Central Station. The scheme is part of the Waterloo Square development and forms part of the western gateway to Newcastle's vibrant City Centre. Situated adjacent to the A6082/A189 St James Boulevard on Westmorland Road, an excellent location with Newcastle Central Station, the main Coach Station, the International Centre for Life and the retail core all in close proximity. Newcastle Central Station provides direct Metro access to the east coast, Newcastle International Airport and Sunderland City Centre.

Description

The unit is fully equipped retaining all fixtures and fitting allowing any prospective purchaser to start trading immediately. Located on a raised ground floor, it consists a customer service area, 20 covers, fully equipped kitchen and WC facilities. It formally traded selling Chinese cuisine and prior to that fish and chips / burgers. It comes well equipped including 3 pan Martyn Edwards fryer.

Tenure

Leasehold – A new lease is to be agreed, with terms and conditions to be negotiated.

Price

£5,000 premium

Rent

£15,000 per annum

Rateable Value

The 2020 Rating List entry is Rateable Value £6,800

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H228 (Version 1)

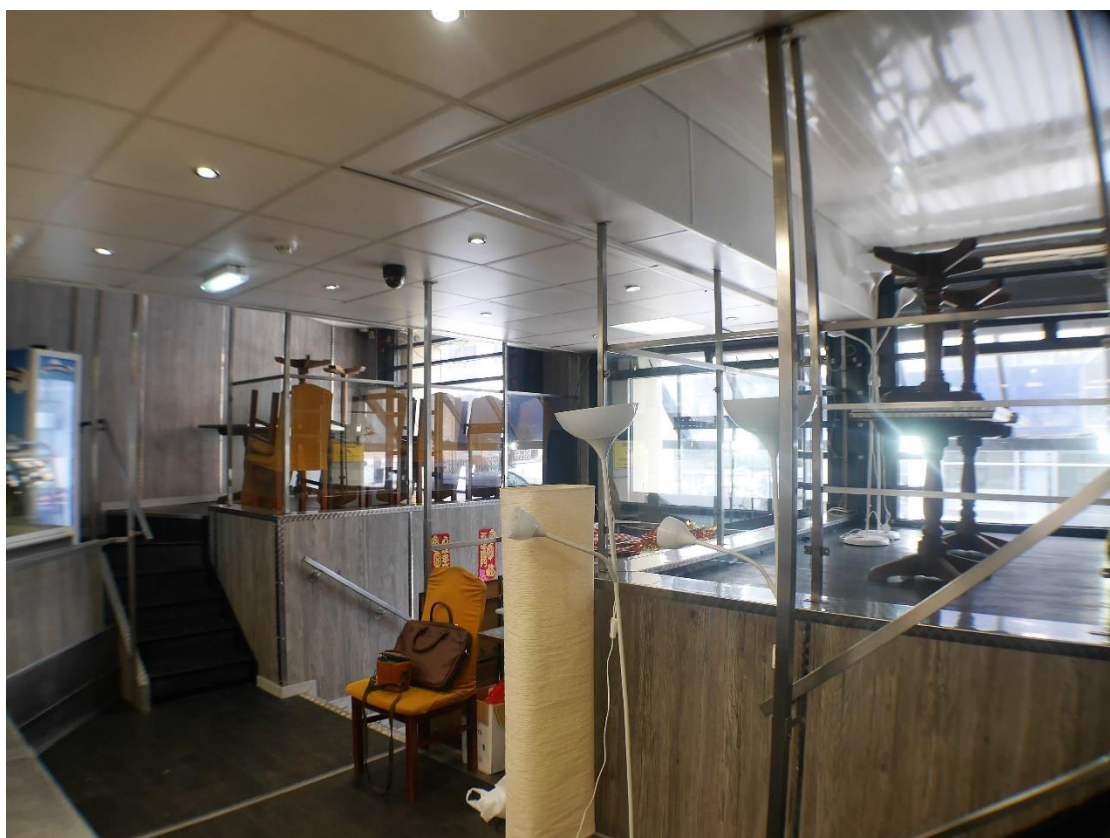
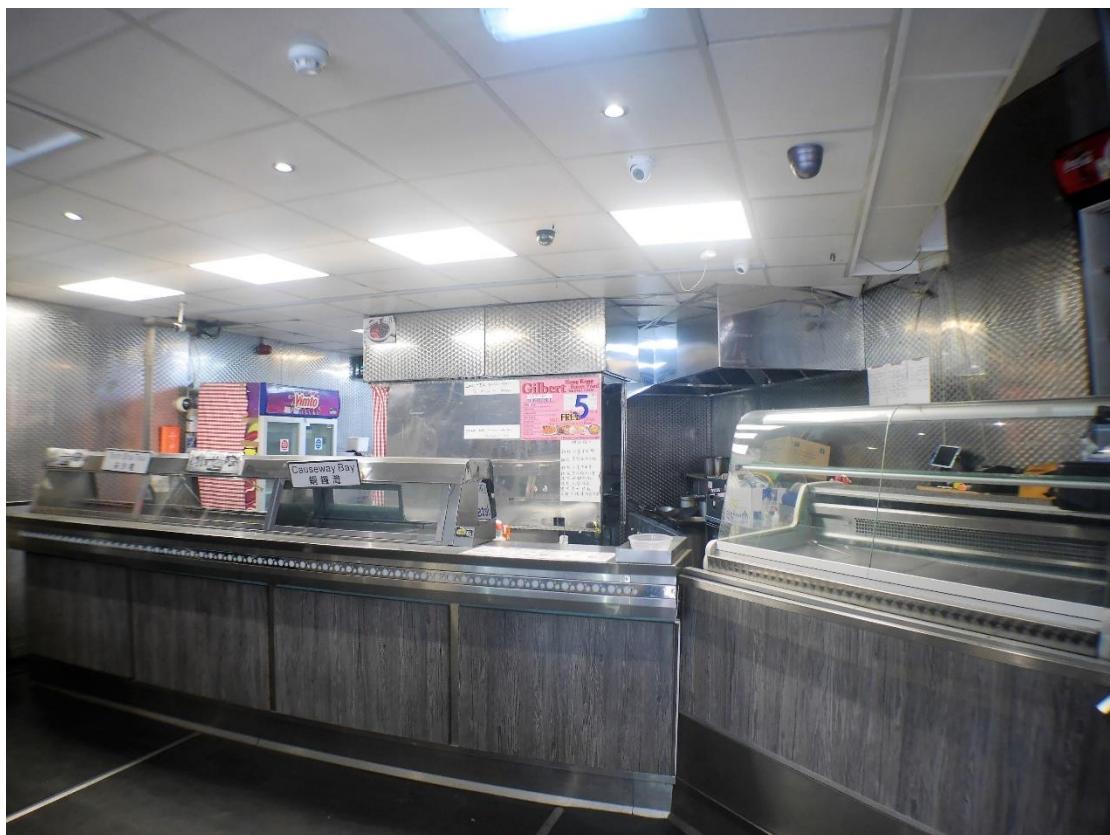
Amended June 2021



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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